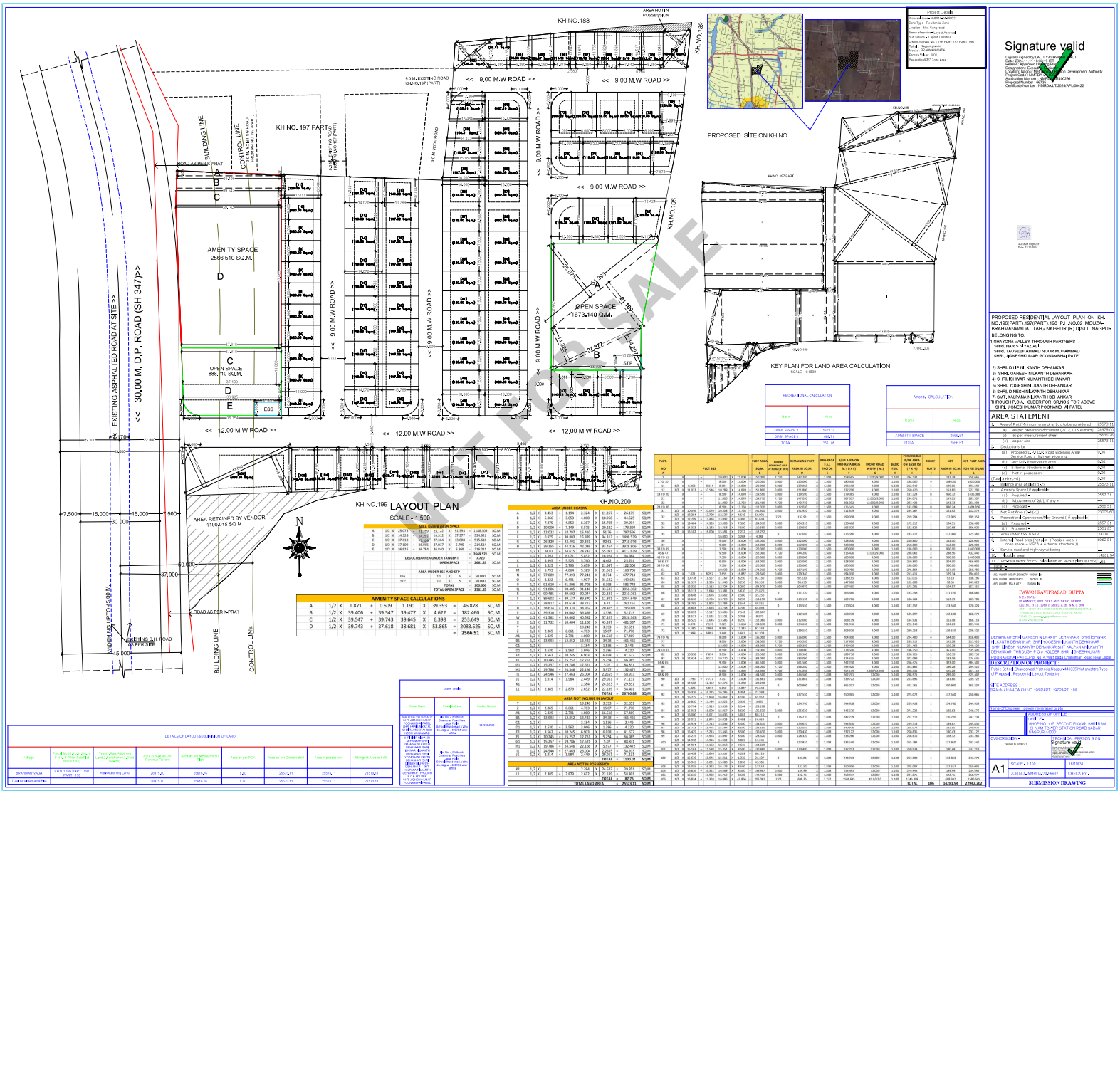


AMENITY SPACE CALCULATIONS

A	1/2	X	1.871	+	0.509	1.190	X	39.393	=	46.878	SQ.M
B	1/2	X	39.406	+	39.547	39.477	X	4.622	=	182.460	SQ.M
C	1/2	X	39.547	+	39.743	39.645	X	6.398	=	253.649	SQ.M
D	1/2	X	39.743	+	37.618	38.681	X	53.865	=	2083.525	SQ.M
									=	2566.51	SQ.M

AREA UNDER ESS AND STP

ESS	10	X	5	= 50.000 SQ.M
STP	10	X	5	= 50.000 SQ.M
		TOTAL		= 100.000 SQ.M
		TOTAL OPEN SPACE		= 2561.85 SQ.M

AREA UNDER OPEN SPACE

A	1/2	X	39.075	+	39.177	X	51.393	= 1288.309 SQ.M
B	1/2	X	14.326	+	14.392	X	37.377	= 534.501 SQ.M
C	1/2	X	37.618	+	37.564	X	13.800	= 515.616 SQ.M
D	1/2	X	37.109	+	34.501	X	37.017	X 5.795 = 214.514 SQ.M
E	1/2	X	36.919	+	36.763	X	36.843	X 5.866 = 218.311 SQ.M
								= 2640.371 SQ.M
							DEDUCTED AREA UNDER TANGENT	= 7.720
							OPEN SPACE	= 2561.85 SQ.M

AREA UNDER ESS AND STP

ESS	10	X	5	= 50.000 SQ.M
STP	10	X	5	= 50.000 SQ.M
		TOTAL		= 100.000 SQ.M
		TOTAL OPEN SPACE		= 2561.85 SQ.M

DETAILS OF LAYOUT/SUBDIVISION OF LAND

Village	Total Ci.S.No./F.P.No./T.P.Scheme/Plot No. (Applicable to Gramin)	Type (Gaothan/Planning Land/Development Zone/Green Zone)	Area in Sq.M. as per Revenue Records	Area as per Measurement Plan	Area as per PCK	Area as per Demarcation	Area in possession	Changed Area in Sq.M.
BRAHMANWADA	TAHSIL-HINGANA PART 198 PART 199	Planning Land	25975.20	25976.70	0.20	25975.11	25975.11	25975.11
Total Area (in words)			25975.20	25976.70	0.20	25975.11	25975.11	25975.11

Owner Detail

Owner Name	Postal Address	Contact Number
SHRI.DILIP NILKANTH DEHANKAR SHRI.GANESH NILKANTH DEHANKAR SHRI.ISHWAR NILKANTH DEHANKAR SHRI.YOGESH NILKANTH DEHANKAR SHRI.DINESH NILKANTH DEHANKAR SHRI.KALPANA NILKANTH DEHANKAR THROUGH P.O.A.HOLDER SHRI.JIGNESHKUMAR POONAMBHAI PATEL	"RITIKA, PLOT NO.5 Opening Digi Vijay Nagar, Nagpur-440015 Mobile no. 9823033296	9823033296
SHRI.VIJAY HANSRAJ GHUGAL SHRI.HANSRAJ GHUGAL SHRI.SHYAM HANSRAJ GHUGAL SHRI.SHRIKANT HANSRAJ GHUGAL SHRI.SHRAWAN HANSRAJ GHUGAL SHRI.SHARAD HANSRAJ GHUGAL SHRI.SHRIKANT HANSRAJ GHUGAL SHRI.SHRAWAN HANSRAJ GHUGAL SHRI.SHARAD HANSRAJ GHUGAL SHRI.SHRIKANT HANSRAJ GHUGAL SHRI.SHRAWAN HANSRAJ GHUGAL SHRI.SHARAD HANSRAJ GHUGAL SHRI.SHRIKANT HANSRAJ GHUGAL SHRI.SHRAWAN HANSRAJ GHUGAL SHRI.SHARAD HANSRAJ GHUGAL SHRI.SHRIKANT HANSRAJ GHUGAL SHRI.SHRAWAN HANSRAJ GHUGAL SHRI.SHARAD HANSRAJ GHUGAL	"RITIKA, PLOT NO.5 Opening Digi Vijay Nagar, Nagpur-440015 Mobile no. 9823033296	9823033296

AREA NOT IN POSSESSION

E1	1/2	X			2.386	X	24.423	= 29.161 SQ.M
L1	1/2	X	2.385	+	2.879	2.632	X	22.189 = 59.481 SQ.M
						TOTAL		= 87.75 SQ.M
						TOTAL LAND AREA		= 25573.11 SQ.M

Signature valid

Digitally signed by LALIT YASHWANT DIGHE
Date: 2024.11.11 16:55:14 IST
Reason: Approved
Location: Nagpur Metropolitan Region Development Authority
Project Code: "NMRDA-SL-2024/000296"
Application Number: "NMRDA/0000296"
Certificate Number: "NMRDA1.T.0024/APUS0422"

Project Details

Project Code :- NMRDA-SL-2024/000296
Land Type :- Residential Zone
Location :- New Completed
Name of Scheme :- Layout Approval
Sub-scheme :- Layout Tentative
Old No./Survey No. :- 198 PART,197 PART, 199
Taluka :- Hingna
Mouza :- BRAHMANWADA
Pincode No. :- 0
Registration/CFC Center Area :-

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH-NO.198(PART),197(PART),199 P.H.NO.02 MOUZA-BRAHMANWADA , TAH.- NAGPUR (R) DIST.- NAGPUR.

BELONGING TO,

VISHAYOGA VALLEY THROUGH PARTNERS
SHRI. HAMID MIYAZ ALI
SHRI. TAUSEEF AHMAD NOOR MOHAMMAD
SHRI. JIGNESHKUMAR POONAMBHAI PATEL

2) SHRI.DILIP NILKANTH DEHANKAR
3) SHRI. GANESH NILKANTH DEHANKAR
4) SHRI.ISHWAR NILKANTH DEHANKAR
5) SHRI. YOGESH NILKANTH DEHANKAR
6) SHRI. DINESH NILKANTH DEHANKAR
7) SMT. KALPANA NILKANTH DEHANKAR
THROUGH P.O.A. HOLDER FOR SR.NO.2 TO 7 ABOVE
SHRI. JIGNESHKUMAR POONAMBHAI PATEL

AREA STATEMENT

1)	Area of plot (Minimum area of a, b, c to be considered)	25573.11
	a) As per ownership document (7/12, CPS or any)	25975.20
	b) as per measurement sheet	25976.70
	c) As per site	25975.11
2)	Deductions for -	
	(a) Proposed R/V/T/D/A Road widening Area/ Proposed Road Affected to Owners	0.00
	(b) Any Reservation effected	0.00
	(c) Existing structure if any	0.00
	(d) Not in possession	0.00
3)	Total (a+b+c+d)	0.00
4)	Balance area of plot (1-2)	25573.11
5)	Amenity Space (if applicable)	
	(a) Required -	2556.51
	(b) Adjustment if any (-/+)	--
	(c) Proposed -	2566.51
6)	Net Plot Area (3-4+5)	23016.60
7)	Permissible Open space (Ground + if applicable)	
	(a) Required -	2561.85
	(b) Proposed -	2561.85
8)	Area under ESS & STP	100.00
9)	Income / Land value (a+b+c) / Built up area + open space + ESS + external structure)	1.431:1
10)	Service road and Highway widening	
11)	Chowki area	1.431:1
12)	Chowki factor for FSI calculation as below (a/b = 1.5/1.4)	

MID UNDER NORA ZONE(R)	
ANA UNDER OPEN SPACE	
UPS UNDER ESS & STP	

PAWAN BAVIPRASAD GUPTA
PLANNER
PLANNING BUILDING AND DEVELOPERS
LIC NO.TCP/ 1998 M.R.S.A. & M.M.C 1998
OFF.: KRISHNA COMPLEX, NEAR LIC OFFICE, RAMTEK ROAD, KAMPTEE-441001
TOWN: JYOTI BUILDING,NEAR POSTOFFICE, MOUDA-441104
E-MAIL:pgupta@rediffmail.com
M.NO.:9373000414

DEHANKAR SHRI GANESH NILKANTH DEHANKAR SHRI ISHWAR NILKANTH DEHANKAR SHRI YOGESH NILKANTH DEHANKAR SHRI DINESH NILKANTH DEHANKAR THROUGH P.O.A.HOLDER SHRI JIGNESHKUMAR POONAMBHAI PATEL No.of Hamlets Chandrapur Road,Near Jagat

DESCRIPTION OF PROJECT :-
Project Name / Scheme :- Brahmanwada Hingna/2480035/Maharashtra Type of Proposal :- Residential Layout Tentative

SITE ADDRESS :-
BRAHMANWADA 111/1/2 ,198 PART, 197PART, 199

Author of Record :- Pawan Gupta(CP-1998)
Engineer of Record :-
Architect :-
SHOP NO. 111, SECOND FLOOR, SHREE RAM MARKET TOWER, SITTABULDI ROAD, SADAR, NAGPUR-440012

Signature valid
Digitally signed by Pawan Gupta
Date: 2024.11.11 16:51:24 IST

SCALE - 1:100
1911924
A1
JOB NO.- NMRDA/SL/24/8832
CHECK BY -

SUBMISSION DRAWING